## WARRANTY DEED JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

STATE OF ALABAMA COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That, in consideration of \$255,900.00 to the undersigned Grantor(s), Jean B Zabel, a single woman and Jan Marie Stout, a single woman, in hand paid by the Grantees named herein, the receipt of which is hereby acknowledged, the said Grantor(s) does by these presents, grant, bargain, sell and convey unto Duane L Kloewer and Linda A Kloewer (herein referred to as "Grantees") the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 17, according to the Survey of Inverness Green, as recorded in Map Book 21, Page 6, in the Probate Office of Shelby County, Alabama.

Address of Property:

7037 Inverness Green Lane

Birmingham, Alabama 35242

Subject to taxes for the year 2005 and subsequent years, easements, restrictions, reservations, rights-of way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

\$203,900.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said Grantor(s) does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S), who is authorized to execute this conveyance, has

hereto set its signature and seal this the 22nd day of July, 2005.

By:

Jean B Zabel

(By her Attorney-in-Fact Joseph M Lawrence)

Grantor

Jan Marie Stout

Grantor

(By her Attorney-in-Fact Joseph M Lawrence)

STATE OF ALABAMA COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Jean B Zabel (By her Attorney-in-Fact Joseph M Lawrence), a single woman and Jan Marie Stout (By her Attorney-in-Fact Joseph M Lawrence), a single woman, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of July, 2005.

Shelby County, AL 08/02/2005

State of Alabama

Deed Tax: \$52.00

Shriley C. Bell Notary Public

Commission Expires: 10/19/2008

This Instrument Prepared By;

Keyin Hays, Attorney at Law 100 Concourse Parkway, Suite 101 Birmingham, AL 35244 Send Tax Notices To:

Duane L Kloewer and Linda A Kloewer 7037 Inverness Green Lane Birmingham, Alabama 35242